

Statement of Qualifications

Section 1: Transmittal Letter

Company Name:

QA Construction Services, Inc.

Texas Historically Underutilized Business (HUB) Certificate: 1020555210100

Company Overview:

QA Construction: Your Go-To General Contractor for Exceptional Spaces in Central Texas

For over 30 years, QA Construction has been dedicated to providing exceptional construction services to our clients in Central Texas. We specialize in creating custom spaces that exceed expectations. With in-house capability to self-perform framing, roofing, and audiovisual integration, we take pride in delivering top-notch quality services that are second to none. Our motto, "committed to superior quality and results," reflects our unwavering dedication to delivering the highest quality construction services.

Our team of skilled and experienced construction management personnel work collaboratively to bring your vision to life. We use Procore, a state-of-the-art Construction Management software for managing drawings, specification, contracts, RFI's, submittals, and daily reports; which are sent out daily accompanied by detailed pictures of the progress. We take pride in our commitment to diversity and integrity, which sets us apart from other contractors. At QA Construction, we prioritize attention to detail and quality, ensuring that we deliver your project to your satisfaction.

We maintain the same level of client attention from construction through the warranty period. Our Project Advocate leads the way in ensuring that client needs are met and supported during construction and the warranty period.

Physical Mailing Address:

5811 Blue Bluff Road, Austin, TX 78724

Company Representative:

Rory Fulton

rory@qacsi.com

254-644-4118

Statement of Qualifications

Section 2: Organizational Chart



Statement of Qualifications

Section 3: Company Qualifications and Experience

QA Construction takes great pride in partnering with public and government entities throughout Central Texas. We have worked closely with Travis County (TC) for over 10 years, specifically with the TC Facilities Management Department (FMD) and the Travis County Sheriff's office (TCSO). Customer service is our top priority which is illustrated by our high occurrence of returning clients. We also work extensively with the University of Texas at Austin, most recently at the Student Services Building (SSB), which is a great example of the construction management service that we always provide.

The SSB project included construction renovation work in a multi-functional constantly occupied building consisting of healthcare, pharmacy, veteran's affairs, mental health counseling, and financial services for university students. Our detailed scheduling and communication with the project team and building management allowed us to flawlessly execute our schedule without impact to the building's continuous operations.

For TC FMD, we performed the Gault Building Annex Office Renovations. The Gault building is part of Travis County's Blackwell-Thurman Criminal Justice Center and is home to the District Clerk, District Attorney Grand Jury, Criminal Courts, TCSO, Tax Office, and CSCD Pretrial Intake. QA Construction renovated each of the three floors around the move schedule for current occupants. We completed the 1st and 3rd floor concurrently while the 2nd floor was occupied before moving seamlessly to the 2nd floor and continuing work while the 1st and 3rd floor were occupied. At both the Criminal Justice Center (CJC) and the Travis County Correctional Complex (TCCC), we performed extensive work within secured areas. Projects included the design and construction of the Virtual Courtrooms at the TCCC. While a smaller project, it is a testament to QA's ability to work in a 24/7 facility while being mindful of serious site and security constraints.

Due to our strong experience working for public entities and in secure facilities, QA would excellently fit the CMAR needs of the Williamson County Justice Center Improvements Project.

Information for the above referenced projects is on the following page.

Student Services Building (SSB) CMAR Pharmacy Renovation

- Experience with subcontractors and professional services in Texas: **QA works extensively with qualified trade contractors in Texas. (Austin Glass, Austin Walls, Capital Ind., Elk Electric, Firetron, JCI, Knight Security, Travis Millwork)**
- Percentage of Work self-performed: **15%**
- Initial Guaranteed Maximum Price (GMP): **\$2.12M**
- Total Construction Price (including additional GMPs/ Change Orders): **\$2.18M**
- Initial Scheduled Completion Date (at GMP): **04/13/2023**
- Actual Substantial Completion Date (including Time Extensions): **4/27/2023**
- Owner Contact: **Julie Weir, julie.wiere@austin.utexas.edu, 512-232-9253**
- Architect of Record: **Grace Kinsey, gkinsey@bgkarchitects.com, 970-420-9618**

Travis County Gault Building CSP Office Renovation

- Experience with subcontractors and professional services in Texas: **QA works extensively with qualified trade contractors in Texas. (Austin Glass, Austin Walls, Firetron, Lonestar Flooring)**
- Percentage of Work self-performed: **15%**
- Initial Guaranteed Maximum Price (GMP): **\$1.05M**
- Total Construction Price (including additional GMPs/ Change Orders): **\$1.09M**
- Initial Scheduled Completion Date (at GMP): **1/17/2019**
- Actual Substantial Completion Date (including Time Extensions): **2/28/2019**
- Owner Contact: **Tiffany Talbot, Tiffany.Talbot@traviscountytexas.gov, (512)-854-4909**
- Architect of Record: **Tiffany Talbot was both the owner contact and the architect.**

Travis County Virtual Courtroom

- Experience with subcontractors and professional services in Texas: **QA works extensively with qualified trade contractors in Texas. (Austin Walls, Intertech Flooring, CMV Electric, BryComm, Hull Supply)**
- Percentage of Work self-performed: **10%**
- Initial Guaranteed Maximum Price (GMP): **\$207K**
- Total Construction Price (including additional GMPs/ Change Orders): **\$207K**
- Initial Scheduled Completion Date (at GMP): **1/10/2021**
- Actual Substantial Completion Date (including Time Extensions): **1/10/2021**
- Owner Contact: **John Newbegin, john.newbegin@traviscountytexas.gov, 512-854-5377**
- Architect of Record: **Joint scope developed by QA Construction and Travis County.**

RESUME



HANH NGUYEN

PROJECT EXECUTIVE

With a strong Engineering foundation from the University of Texas at Austin, Hanh has built a remarkable 25-year construction career. He excels in managing complex projects, ensuring timely and cost-effective results. His leadership fosters seamless collaboration with Design Teams and Owners, achieving project success. As a driving force at QA Construction, Hanh takes on diverse responsibilities across the company.

RESIDENT OF

Austin, Texas

EDUCATION

Bachelor of Science

Civil Engineering

The University of Texas at Austin

IN INDUSTRY

28 Years

WITH COMPANY

10 Years

PROFESSIONAL CERTIFICATIONS

OSHA 30 Hour

PROJECT EXPERIENCE

\$3.7M – U.T. Perry-Castaneda Library Scholar's Lab Renovation, 2023

\$3.9M – U.T. East Campus Garage Safety Finish-Out, 2022

\$7M – U.T. CPE Renovations phase 1-7, 2021

\$2.1M – U.T. Charter School Playground Renovation, 2018

\$300M – San Antonio, JW Marriott Resort and Spa, 2009, Hotel, Resort, and Conference Center

Center, 2008, Ground Up Hotel and Conference Center

\$50M – Long Center for the Performing Arts, 2008

RESPONSIBILITIES FOR ABOVE PROJECTS

Hanh served as the Project Executive for the last 5 years and his responsibilities included: overseeing daily operations of the project team and support staff, ensuring that the team is on track, on schedule, and that the client is fully supported.

RESUME



SHAY TRAWEEK

SENIOR PROJECT MANAGER

Shay's career in construction soared as he partnered with a top geotechnical engineering firm while studying construction management at Sam Houston State University. Graduating in 2006, his determination led him to excel in overseeing long-term projects at Austin Commercial. As senior project manager at QA Construction, Shay's exceptional skills and leadership shine as he guides project managers and ensures smooth project progression.

RESIDENT OF

Austin, Texas

EDUCATION

Bachelor of Science,
Construction Management
Business Management,
Sam Houston State University

IN INDUSTRY

25 Years

WITH COMPANY

8 Years

PROFESSIONAL CERTIFICATIONS

LEED AP
OSHA 30 Hour
CPR and First Aid
Skytrak/Forklift Operator
NICET Level 1- Concrete, Soils &
Asphalt
ACI Certified - Concrete

PROJECT EXPERIENCE

\$1.4M - U.T. Townes Hall Roof Replacement, 2023
\$5.1M - U.T. Perry-Castaneda Library Scholar's Lab
Renovation, 2023
\$3.8M - U.T. Union Building Esports Renovation, 2023
\$2.2M - U.T. SSB Pharmacy Renovation, 2023
\$3.9M - U.T. East Campus Garage Safety Finish-Out,
2022
\$3M - Killeen ISD District Wide Shade Structures, 2020
\$2M - 900 Congress Exterior Façade Renovations, 2019
\$2.1M - DSISD Dripping Springs High School
Renovations, 2017

RESPONSIBILITIES FOR ABOVE PROJECTS

Shay served as Senior Project Manager for the last 8 years and his responsibilities included: overseeing daily operations of the project team, preparing GMP's, estimating, ensuring, working with the team to implement and maintain the schedule.

RESUME



RESIDENT OF

Austin, Texas

EDUCATION

B.S. Industry & Construction – Ball State University

M.B.A. Business Administration and Strategy – Western Governors University

IN INDUSTRY

37 Years

WITH COMPANY

1 Years

PROFESSIONAL CERTIFICATIONS

CPR and First Aid

OSHA 30 Hour

Certified Educational Facilities Professional (CEFP)

Six Sigma Master Black Belt – Lean Operations (SSMBB)

Professional Level II (CMP II)

CHRISTOPHER MARKS

PROJECT MANAGER

In 1986, Chris began at P&P Mechanical shop, progressing to journeyman pipefitter and project manager at A. Hattersley & Sons. He handled diverse projects like municipalities, education, hospitals, and more. He shifted to owner representation at Purdue University, managing contracts exceeding \$750M. Later, he led Ivy Tech Community College's construction, maintenance, and security as Executive Director. Chris encountered QA in 2017 at the University of Texas. Now, as of July 2023, he's part of the QA family, leveraging his extensive construction and owner's perspective knowledge.

PROJECT EXPERIENCE

\$300M DKR South End Zone Planning Committee

\$130M Purdue Football Stadium Renovation

\$25M Slater Steel Plant Improvements

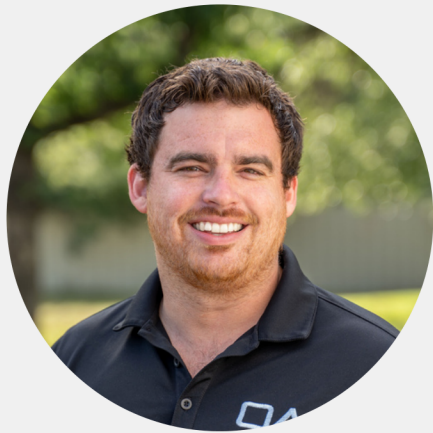
\$15M University of Texas at Austin, all insurance claim projects from 2021 – 2023

\$8M Dell Medical School; Hospital Make Ready Projects

RESPONSIBILITIES FOR ABOVE PROJECTS

Chris Marks oversees daily construction activities, working closely with the team, superintendent, and project engineer. He ensures tasks stay on track, manages submittals and RFIs, and maintains communication. Chris also monitors progress, addresses challenges, and tracks budgets. His role involves coordinating efforts, ensuring quality, and problem-solving to support project success.

RESUME



JACOB LEAL

SUPERINTENDENT

In 2022, Jacob joined QA Construction after an eight-year role at J.T. Vaughn Construction, excelling as a Superintendent. He showcased meticulous planning and problem-solving in occupied education building renovations. Now at QA Construction, Jacob's experience in managing projects within operational campuses proves valuable, driven by his dedication to excellence and exceptional results.

RESIDENT OF

New Braunfels, Texas

EDUCATION

High School Degree

IN INDUSTRY

10 Years

WITH COMPANY

2 Years

PROFESSIONAL CERTIFICATIONS

OSHA 30 Hour

CPR & First Aid

PROJECT EXPERIENCE

\$1.4M - U.T. TNH Roof Replacement, 2023

\$2.2M - U.T. SSB Pharmacy Renovation 2023

\$1.0M - U.T. FNT Hang Ren Lab Renovation, 2022

\$1.0M - Texas State University, LBJ Student Center
Chick-Fil-A Renovation

\$1.2M - Texas State University, Alkek Library Buck Winn
Mural Installation

\$650k - Texas State University, LBJ Student Center
George's Bar Renovation

RESPONSIBILITIES FOR ABOVE PROJECTS

Jake Leal oversees daily on-site construction operations. He works closely with the project team to ensure project progress aligns with the schedule. Jake's core responsibility is to drive subcontractors' performance, maintaining a strong emphasis on daily progress. He works diligently to keep construction on track, coordinating tasks, addressing challenges, and ensuring quality. A key aspect of his role involves sending daily reports with photos to all stakeholders.

RESUME



RESIDENT OF

Leander, Texas

EDUCATION

Bachelor in Physics
Texas A&M University

IN INDUSTRY

3 Years

WITH COMPANY

1 Years

PROFESSIONAL CERTIFICATIONS

OSHA 30 Hour
Forklift Certified

MICHAEL FOX

PROJECT ENGINEER

Michael Fox is a construction professional with a strong background in the industry, thanks to his upbringing in a family immersed in construction and his father's role as a roofing contractor. Combining his practical experience with his minor in business, Michael brings a unique perspective to problem-solving in the field. His passion for finding innovative solutions and his attention to detail make him an invaluable asset in any construction project. With excellent communication and interpersonal skills, Michael excels at collaborating with diverse teams and ensuring successful outcomes.

PROJECT EXPERIENCE

\$700K - The University of Texas TNH Auditoriums
Renovation, 2023

\$1.9M - University of Texas WEL Edoardo Baldini Lab
Renovation, 2022

\$935K - University of Texas FNT, 2022

\$3.5M - University of Texas PAT Animal Lab Renovations,
2022

\$400K - Parkside on the River Ph.2, 2021

RESPONSIBILITIES FOR ABOVE PROJECTS

Michael Fox oversees technical aspects of construction projects, liaising with design teams, managing documentation, and addressing challenges. Michael ensure projects adhere to specifications, quality standards, and safety protocols.

RESUME



MICHELE LAZZARA

PROJECT ADVOCATE

Michele Lazzara, a versatile expert in facilities management and interior design, now plays a crucial role at QA Construction. As a Project Advocate and Business Development specialist, she thrives on realizing client visions and enhancing construction services. Michele's dedication guarantees exceptional results, elevating client satisfaction and expanding our reach.

PROJECT EXPERIENCE

- \$1.4M - U.T. Townes Hall Roof Replacement, 2023
- \$5.1M - U.T. Perry-Castaneda Library Scholar's Lab Renovation, 2023
- \$5.0M - U.T. BE2 Roof Replacement, 2023
- \$1.2M - U.T. GRE Storm Water Redirection, 2023
- \$3.8M - U.T. Union Building Esports Renovation, 2023
- \$3.6M - U.T. Patterson Hall Biology Lab Renovations, 2022
- \$3.9M - U.T. East Campus Garage Safety Finish-Out, 2022

RESPONSIBILITIES FOR ABOVE PROJECTS

Michele serves as the project advocate and works with the project team to ensure that WILCO policies are understood and followed and that WILCO interests and goals are met. She supports the client and will work with them and our team to ensure that their voice is heard and their project is fully supported.

RESIDENT OF

Austin, Texas

EDUCATION

The University of Houston
Major in Biology, Minor in Child Psychology
The University of Houston

IN INDUSTRY

15 Years

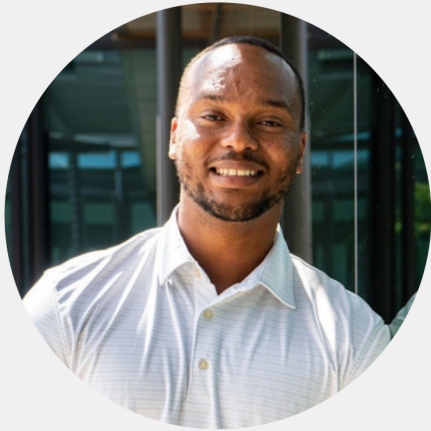
WITH COMPANY

2 Years

PROFESSIONAL CERTIFICATIONS

OSHA 30 Hour

RESUME



RESIDENT OF

New Braunfels, Texas

EDUCATION

Bachelor of Arts

Psychology and Criminal Justice

Univ. of Incarnate Word San Antonio

IN INDUSTRY

6 Years

WITH COMPANY

2 Years

PROFESSIONAL CERTIFICATIONS

OSHA 30 Hour

CPR and First Aid

Associate Safety Professional

180 hours Class-A Semi truck Driving

Confined Space Competent

Scaffolding Competent Excavation

and Trenching Safety Competent

Certified Trainer: Mobile Elevated

Work Platforms (Scissor Lift/Boom

Lift)

DERRYNE WHITE

SAFETY DIRECTOR

Derryne, from a military family, found his career path in Texas. With degrees in Psychology and Criminal Justice, he gained customer service experience and developed a passion for workplace safety. Holding certifications like OSHA10, OSHA30, and more, he emphasizes open communication for a positive safety culture.

PROJECT EXPERIENCE

\$1.4M - U.T. Townes Hall Roof Replacement, 2023

\$5.0M - U.T. BE2 Roof Replacement, 2023

\$2.2M - U.T. SSB Pharmacy Renovation, 2023

\$3.9M - U.T. East Campus Garage Safety Finish-Out, 2022

\$2.8M - Dripping Spring ISD Transportation Facility Improvements, 2020

\$7M - CPE Renovations phase 1-7, 2021

200+ Various Construction Projects

RESPONSIBILITIES FOR ABOVE PROJECTS

Derryne is our safety director and works closely with our field team to ensure that all applicable safety codes and processes are followed. He performs weekly inspections and distributes his reports to the project team.

RESUME



RESIDENT OF

Manor, Texas

EDUCATION

Naval Air Technical Training Center

IN INDUSTRY

21 Years

WITH COMPANY

3 Years

PROFESSIONAL CERTIFICATIONS

OSHA 30 Hour

CPR and First Aid

CHRISTOPHER SUTER

QA/QC COORDINATOR

With a strong construction background, Chris's experience spans decades, encompassing diverse aspects of the field. His United States Navy service, repairing fighter jet engines and special warfare involvement, added militaristic leadership and attention to detail. This unique expertise fuels Chris's strategic, precise, and disciplined approach, revolutionizing the construction industry. His meticulous planning, task execution, and teamwork inspire exceptional results, setting higher industry standards.

PROJECT EXPERIENCE

\$1.4M - U.T. Townes Hall Roof Replacement, 2023

\$5.0M - U.T. BE2 Roof Replacement, 2023

\$3.8M - U.T. Union Building Esports Renovation, 2023

\$2.2M - U.T. SSB Pharmacy Renovation, 2023

\$3.9M - U.T. East Campus Garage Safety Finish-Out, 2022

\$18M - Apple Inc., 2019 RV4 Lab Build Out

\$9.6M - Anheuser-Busch, Williamsburg, VA., Roofing Project Coordinator and EHS Manager

RESPONSIBILITIES FOR ABOVE PROJECTS

Chris Suter collaborates with the project team to ensure alignment of materials, methods, and management with specifications, drawings, industry best practices, and relevant codes. His role encompasses meticulous quality assurance and compliance, contributing to project excellence and adherence to standards.

RESUME



MARY TONG

HUB DIRECTOR

Mary excels as a team member, celebrated for her superb communication and organizational skills. With a background in customer interaction, she's adaptable, collaborative, and dependable. Mary's problem-solving and leadership prowess, alongside her dedication to excellence, make her an indispensable asset to any project or team..

RESIDENT OF

Pflugerville, Texas

EDUCATION

Bachelor of Science

Mechanical Engineering

The University of Texas, San Antonio

IN INDUSTRY

3 Years

WITH COMPANY

3 Years

PROFESSIONAL CERTIFICATIONS

OSHA 30 Hour

CPR & First Aid

Global Shop Solutions (ERP)

Solid-Works, Adobe Photoshop

PROJECT EXPERIENCE

\$700K - U.T. Townes Hall Auditoriums Renovation, 2023

\$1.9M - U.T. Welch Hall Edoardo Baldini Lab Renovation, 2022

\$1M - U.T. Physics, Math & Astronomy Building High Bay Renovation Phase 2, 2021

\$281K - U.T. Ernest Cockrell Jr. Hall, Restroom Renovation, 2021

\$235K - U.T. Biomedical Engineering Building, Wang Lab Renovation, 2021

RESPONSIBILITIES FOR ABOVE PROJECTS

Mary Tong, HUB Director, collaborates with the Senior Project Manager and Project Executive to plan solicitations, prioritizing potential HUB contractors' inclusion. Diligently ensuring HUB requirements are met, she takes pride in fostering unity among HUB contractors and upholding quality assurance, contributing significantly to successful project outcomes.

RESUME



LILY GUTIERREZ

PROJECT ACCOUNTANT

Originally from Mexico City, Lily has called Austin home for the past 40 years. Lily has been a part of QA since its inception, joining the company on its founding day. Her primary focus has always been overseeing the daily financial functions of QA, including Accounts Payable, Accounts Receivable, and Payroll. Alongside her dedicated support team, Lily provides vital assistance to QA Project Managers, Superintendents, and Sub-contractors. Her extensive experience and unwavering commitment contribute to the smooth operations of QA Construction, ensuring financial efficiency and supporting the success of the company.

RESIDENT OF

Austin, Texas

EDUCATION

Bachelor of Business Administration
(Management Information Systems),
The University of Texas at Austin

IN INDUSTRY

18 Years

WITH COMPANY

18 Years

PROFESSIONAL CERTIFICATIONS

Notary

Texas Licensed Insurance Agent

Project Responsibilities

Lily controls, manages, and maintains job-costing projects to ensure they remain within budget. She is responsible for handling accounts payable, subcontractor payments, and owner invoices. Lily also ensures the implementation of financial best practices throughout the project and communicates regular financial updates to the senior project manager.



Pricing Sheet

Respondent must utilize this Pricing Sheet. Any reworked version of this sheet, provided by Respondent as a substitute, may be deemed non-responsive, and may, at the County's sole discretion, result in Respondent's disqualification.

County Construction Budget

Three Million, Six Hundred Thousand Dollars (\$ 3,600,000)

County has established a preliminary construction budget that shall include: 1) Respondent's proposed Preconstruction Phase Fee, 2) Cost of Work, and 3) Respondent's proposed Construction Phase Fee but excludes an Owner's Contingency budget.

County Construction Duration

County is targeting a construction period of **(12) months** from Notice to Proceed (NTP) to substantial completion.

CMAR Preconstruction Fee

One Thousand Five Hundred Dollars (\$ 1,500.00)

Respondent shall be paid a lump sum Preconstruction Phase services fee prior to moving to the Guaranteed Maximum Price (GMP) Proposal.

CMAR Construction Fee

Five Hundred Fifty-Six Thousand Five Hundred Sixty Dollars (\$ 556,560.00)

Respondent's proposed Construction Phase Fee (expressed as a lump sum) based on the Construction Budget and Duration established above. This fee shall be added to the Cost of Work as total compensation to CMAR.

CMAR Construction Fee Percentage (15.46 %)

Respondent's proposed Construction Phase Fee (expressed as a percentage) based on the Construction Budget and Duration established above. This percentage shall be multiplied by, then added to, Cost of Work as total compensation to CMAR.

This percentage shall also be multiplied by, then added to, Cost of Work for Change Orders extending Contract Time.

CMAR Construction Fee Percentage (no change to Contract Time) (6.00 %)

Respondent's proposed Construction Phase Fee (expressed as a percentage) that excludes costs of general conditions. This percentage shall be multiplied by, then added to, Cost of Work for Change Orders not affecting Contract Time.

Having carefully examined the requirements of this RFP, the Contract for Construction Manager At-Risk, the Contract Documents, and any attachments, Respondent shall identify a Proposed Construction Manager's Fee to furnish Construction Manager At-Risk services as required for this Project. This fee shall be the total cost of services provided by the Respondent and shall include the following:

1. CMAR's fees for construction phase services other than for self-performed construction work;
2. CMAR's overhead and profit;
3. Rental charges and repair assessments for temporary facilities and equipment, and costs of transportation, installation, minor repairs, dismantling, and removal;
4. Office Expenses: Courier service, postage and expressage;
5. Temporary Utilities: Mobilization and demobilization, electric and water services (including field office trailers), sanitary holding tank and portable toilets, gas, heat and ventilation, construction facilities and services, construction fencing, storage trailers, dewatering (not including subsurface water intrusion), weatherization, winterization, fire protection, IT, site lighting, temporary construction roads and parking, clean-up, dumpsters, signage, safety, audit, and record storage;
6. Taxes, Insurance, and Fees: Worker's compensation insurance, builder's risk insurance, insurance deductibles, public owner's protective insurance, liability and property insurance for the project, automobile insurance, performance and payment bonds, legal fees, Construction Phase Services fee, overhead and profit;
7. Construction Management Labor: Payroll tax fringes, construction management labor (except self-performed work), badging, drug testing, safety officer, QA/QC manager, senior project manager, project manager, project engineer, senior superintendent, superintendent, vehicles and fuel for supervisory personnel;
8. General Construction Debris Removal: Costs of removal of general construction debris from the site of the Work and its proper and legal disposal;
9. Construction Survey Layout: Layout crew and licensed survey layout;
10. Project Close-out: Close-out documents, as-built drawings, product warranties, commissioning assistance, and turnover management.



Reimbursable Expenses

Williamson County's Vendor Reimbursement Policy (attached) outlines items that will not be reimbursed under the Pre-Construction Phase Fee, as a Proposed General Conditions Cost or as a construction cost.

The following items will also not be reimbursable under the Pre-Construction Phase Fee, as a Proposed General Conditions Cost or as a construction cost:

- Groundbreaking expenses
- Ribbon cutting expenses
- Field office set up
- Drinking water
- Field office supplies
- Field office cleaning
- Field office fire safety and first aid equipment supplies
- Field office window cleaning